

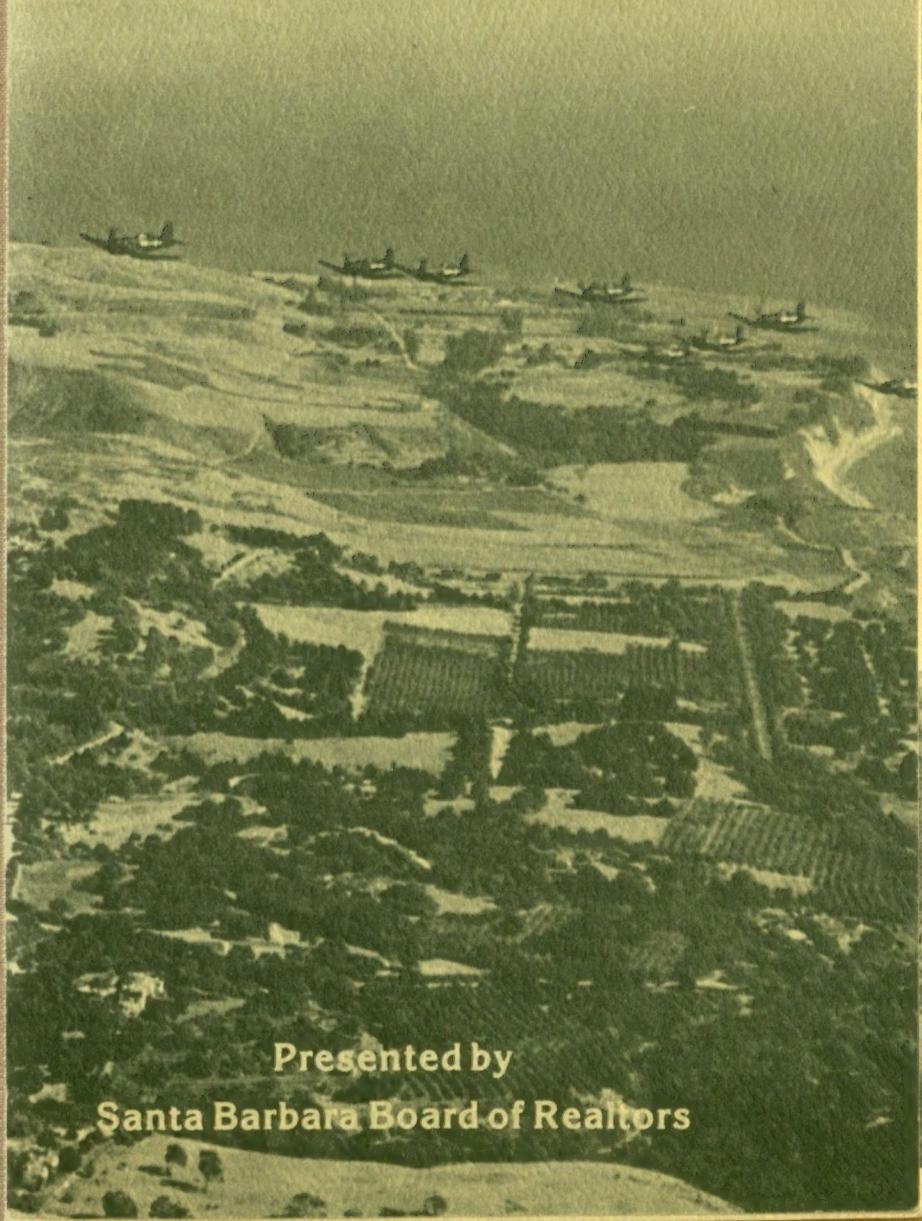


NEIGHBORHOOD SERIES NO. 12

Santa Barbara City College Library

# HOPE RANCH

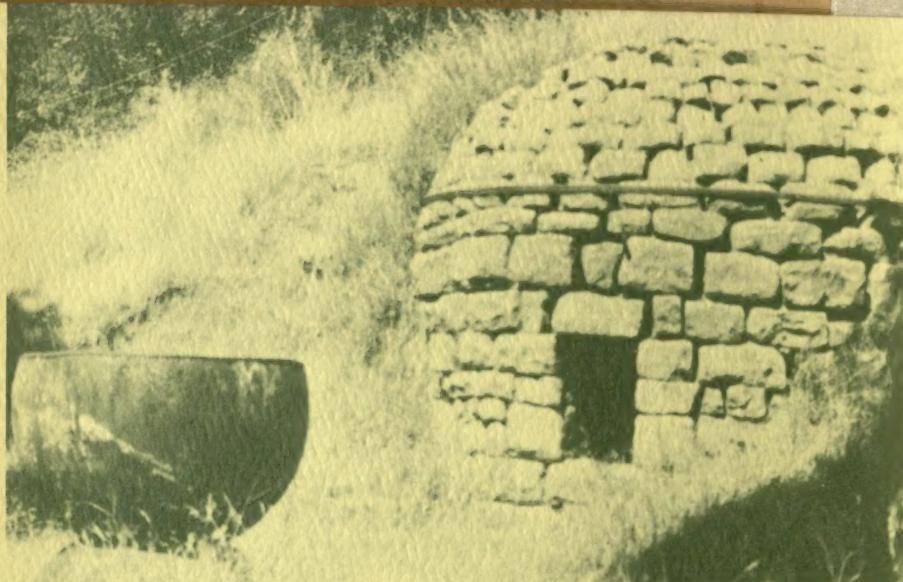
By Walker A. Tompkins



Presented by

Santa Barbara Board of Realtors

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LIMEKILN built by Mission Indians in 1815 (Las Palmas Drive).

## HOPE RANCH

By Walker A. Tompkins

The first white men to visit the suburb known today as Hope Ranch Park celebrated their arrival by holding the first Catholic Mass in Santa Barbara history. The date was Sunday, August 20, 1769; the place was Arroyo Burro near Veronica Springs; the worshippers were members of the Portola Expedition.

The Spaniards found a thriving Indian village in the Cieneguitas (swamps) area between Modoc Road and the El Sueno tract. Its fiercely independent inhabitants later refused to move to the neophytes' compound at Santa Barbara Mission to be Christianized, so the padres brought religion to the pagans in the form of an adobe *asistencia* complete with tile roof and two bells donated by the King of Spain. Known as the Cieneguitas chapel, it stood from 1803 until the 1890s on a ridge opposite Cuna Drive at what is now 4308 Modoc Road. When the adobe mission in Santa Barbara was wrecked by the 1812 earthquake, this chapel was the only house of worship left to the friars.

In 1815 the Franciscans began a search for material to create mortar for a permanent stone mission. They obtained limestone from a *cantera* (quarry) located at 1450 Cantera Avenue, mixed it with seashells and baked it in a brick *calera* (kiln), the ruins of which lie at the foot of the slope south of 1161 Las Palmas Drive.

In 1818 Santa Barbara narrowly escaped bombardment by the frigates of Hippolyte de Bouchard, a French freebooter in the hire of Argentinian revolutionists. So badly frightened was the commandant of the Royal Presidio, Captain Jose de la Guerra, that he petitioned the

## Santa Barbara City College Library

Viceroy to rush military reinforcements to bolster the defense of Santa Barbara. The so-called "Mazatlan Volunteers" were assigned to De la Guerra's garrison, 45 cavalrymen led by one Narciso Fabrigat.

When Mexico overthrew Spanish rule in 1822, Lt. Fabrigat became a civilian. He opted to settle in beautiful Santa Barbara, and in 1843 governor Manuel Micheltorena rewarded him for his military services by deeding him 3,232 acres of meadowland and rolling hills overlooking the sea. The grant, called "La Calera Rancho" for the old mission limekiln, included a fresh-water lake which the Chumash called "Chaco," or lake-without-a-mouth, but which the Spaniards called "Laguna Blanca," the White Lake.

Just before the Americans invaded California in 1846, Governor Pio Pico granted Fabrigat a contiguous parcel of equal size, extending as far eastward as the Arroyo Burro, which was labeled "Las Positas Rancho" after the small ponds around Veronica Springs. This was one of the last Mexican land grants ever issued in California, and it made Narciso Fabrigat the first private owner of Hope Ranch Park.

A Yankee sea captain, Thomas M. Robbins, and his Spanish wife Encarnacion Carrillo, grantees of Catalina Island, bought the combined Las Positas y Calera ranchos from Fabrigat, who was murdered by a robber in 1848 during a rash of outlawry caused by the Gold Rush. Two years later California became part of the United States.

Of the numerous *dramatis personae* appearing on stage during the 211-year history of Hope Ranch, the most colorful was the star cast in the title role—Thomas W. Hope. He had emigrated as a teenage boy from Meath, Ireland, to become a cowboy in Texas at the time of the massacre at the Alamo. Moving westward by wagon train when he was in his 29th year, Hope passed through Santa Barbara on his way to San Francisco, where he married Delia Fox. They operated a rooming house to get a stake with which they bought 2,000 sheep, which Hope drove down to Santa Barbara to graze on land leased from the Cieneguitas Indians. He and Delia set up housekeeping in an adobe believed to have been located near today's Vieja Valley school.



LAGUNA BLANCA in 1912, a favorite picnicking area.

Tom Robbins died of apoplexy in 1860. His widow was incapable of managing a 6,000 acre ranch. Seizing his opportunity, Thomas Hope borrowed \$8,000 from fellow Irishman Nicolas A. Den, owner of the Dos Pueblos Ranch west of the Goleta Valley, and in 1861 purchased the entire Las Positas y Calera rancho from Senora Robbins. It henceforth was known as Hope's Ranch. The final patent was issued to Hope by President U.S. Grant nine years later.

Wool prices skyrocketed during the Civil War and made Hope a rich man. But he had his problems. Stagecoaches bound for Gaviota Pass crossed his property daily. Farm wagons and other public traffic followed in the stage ruts, giving Tom Hope reason to fear that continued public usage might lead to the condemnation of a right of way across his property. To prevent this, Hope stationed his Indian foreman, the giant Juan Justo, to barricade the road and turn all traffic out of Hope Ranch.

In 1873 county surveyor J.L. Barker began staking out a road across Hope Ranch. Hope clouted that innocent official over the skull with a fence rail, a caper which cost him a \$1,000 fine for assault and battery. Because of Justo's role in the controversy, and because the Modoc War was raging in the lavabeds of the Oregon border that summer, wags began referring to the disputed thoroughfare across Hope's Ranch as "the Modoc Road," giving the route the name it bears to this day.

In a mellower mood, Tom Hope donated a 100-foot-wide highway from his ranch to the intersection of Turnpike Road, which evolved into modern Hollister Avenue as far west as Ellwood Canyon. Hope also deeded a pie-shaped piece of land, east of today's Juvenile Hall, for use as a Catholic cemetery. Most of the burials were transferred to Calvary Cemetery on Hope Avenue starting in 1912, but the Catholic Diocese of Los Angeles still owns Hope's donated land.

Although he never learned to read or write, Thomas W. Hope lived affluently. The first flat racing course in California for trotters and pacers was laid out by him near Laguna Blanca, and the first hurdle racing in the State took place on a course encircling the lake. Here Hope raced Honest John, Harry Lazarus, and Selin, three of the most celebrated racehorses of their time. The equestrian tone of today's Hope Ranch was undoubtedly set by Hope's pioneering.

His wife Delia was a social climber who doted on imported Paris gowns. Obviously she deserved a better background than their adobe, and they could afford a mansion. So in 1875 Hope commissioned Santa Barbara's premier architect, Peter J. Barber, to build a \$10,000 Victorian home at what is now 399 Nogal Drive. Constructed of heart of redwood lumber, impossible to obtain today, the Hope House enjoys official status as a designated historical landmark.

Hope died unexpectedly before the mansion was finished, on January 11, 1876, of a digestive disorder variously diagnosed as food poisoning or stomach cancer. His will bequeathed the western half of his property (the part now comprising Hope Ranch Park) to his widow. The eastern half, extending to the Arroyo Burro, was divided



HOPE HOUSE, built in 1876, is now an historical landmark.

equally among Hope's surviving children: Rose, 16; John, 14; Teresa, 13; Anna, 10; Katie, 8; and James, 7. One clause in Hope's will stipulated that "should any of my daughters marry a worthless drunk or a spendthrift, her part shall be held in trust by my beloved wife." The precaution happily never had to be exercised.

The decade following Hope's death was relatively uneventful. Then, in 1887, the Southern Pacific built a railroad across Hope Ranch, entering from the flats now occupied by La Cumbre Junior High, veering south of Laguna Blanca to traverse the hillsides along a contour line (today the bridle path called Vieja Drive), and exiting Hope Ranch toward More Mesa at Puente Drive. The line, part of the S.P.'s Coast Route from Saugus to San Francisco, was surveyed by the famous engineer Walter Storey, and was very crooked—not because the contractor was being paid by the mile, as legend claims, but because a near-level grade had to be maintained. The railroad was realigned to bypass Hope Ranch in 1901 when the Coast Line was completed north after a 14-year delay.

Back in 1878 the Southern Pacific's "Big Four," Leland Stanford, Charles Crocker, Mark Hopkins and Collis P. Huntington, had founded a holding syndicate known as the Pacific Improvement Company, which developed such posh California resort hotels as the Coronado in San Diego and the Del Monte near Monterey. Agents for the P.I. Company had long coveted Thomas Hope's sylvan paradise near Santa Barbara, envisioning it as the ideal site for another de luxe tourist resort.

Thus in 1887 Delia Hope sold her half of the ranch to the railroad interests for \$200,000 in gold—less than the price commanded by a choice homesite in 1980. A story, probably apochryphal, has it that Mrs. Hope bit each \$20 coin to make sure it wasn't counterfeit. She rejected 5,000 coins as spurious. They were taken back to the County National Bank by an unsmiling cashier, who returned to Hope House

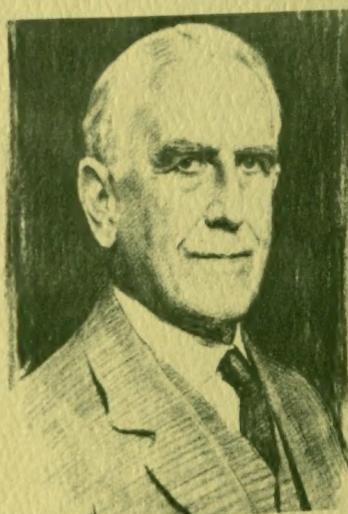
with the identical coins, which this time were tested and accepted with the admonition "nobody can swindle Delia!"

From 1888 until the early 1920s, the Pacific Improvement Company shaped the destiny of Hope Ranch, molding it into its present image as a wealthy suburb of Santa Barbara. A network of curving roads was laid out, paved with limestone from the old Mission quarry on Cantera Avenue, and surfaced with red rock brought from Ontare Ranch (now the San Roque district) which the P.I. Company also bought.

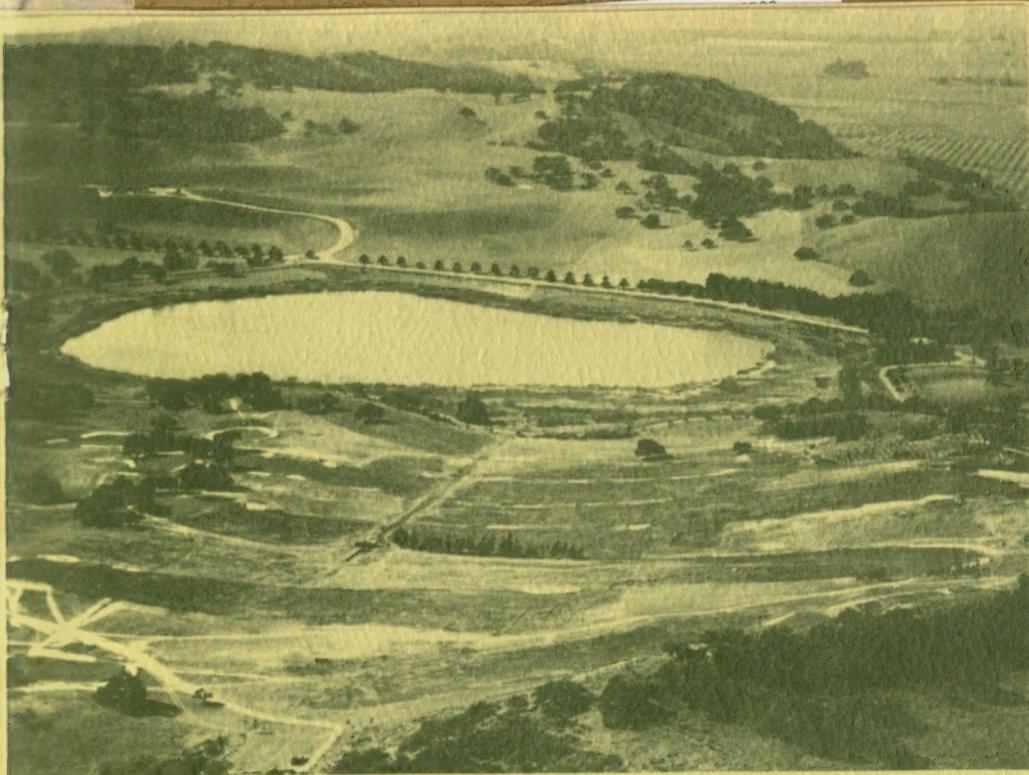
Quick to recognize the South Coast's inherent weakness—water shortages—the railroad bought up land in the foothill canyons and bored a 3,021-foot horizontal well in upper San Roque Canyon, conveying the water by an eight-inch pipeline to Laguna Blanca, which became a regulated 32-acre reservoir. Thus Hope Ranch could be independent of city or county for its water supply even in dry years.

In 1904 a massive program of ornamental planting was initiated. Dr. Francheschi's famous nursery atop the Riviera supplied 360 palm trees to line Marina Drive and Las Palmas Drive, along with pines and cypress. Large scale walnut groves were planted in Hope Ranch Annex, and bumper crops of hay, grain and lima beans made the ranch's irrigated acres self-supporting for decades.

Milo M. Potter opened his luxury Potter Hotel on Santa Barbara's West Beach frontage in 1902. He established a private nine-hole golf course west of Laguna Blanca, with sand greens, mowed hayfields for fairways, and a \$10,000 clubhouse which is now a residence at 800 Carosam Road. The opening of the course for play in 1909 was delayed a month because heavy rains had closed the main access road, Hollister Avenue, on the outskirts of the city.



PIONEER DEVELOPERS of Hope Ranch: H.G. and Harold S. Chase.



LAGUNA BLANCA in 1935 was surrounded by a new 18-hole golf course.

The Potter Hotel nullified the Pacific Improvement Company's grandiose plans to build a luxury hotel on Hope Ranch, so in 1908 P.I. surveyed 89 spacious homesites and offered them for sale through the pioneer H.G. Chase real estate office in town. But Hope Ranch was too isolated in horse and buggy days, so when the lot sales campaign ended in failure, P.I. bought back all but two of the lots, set up locked toll gates at the Modoc Road and Marina Drive entrances to Hope Ranch, and concentrated on full-scale farming operations with James Edwards as superintendent.

Hope Ranch gave birth to the Air Age in Santa Barbara in 1911 when a pilot named Dedier Masson assembled a plane near Laguna Blanca and flew it across town for the first time. The famous aviator Lincoln Beachy chose Hope Ranch for his big Air Circus in 1914.

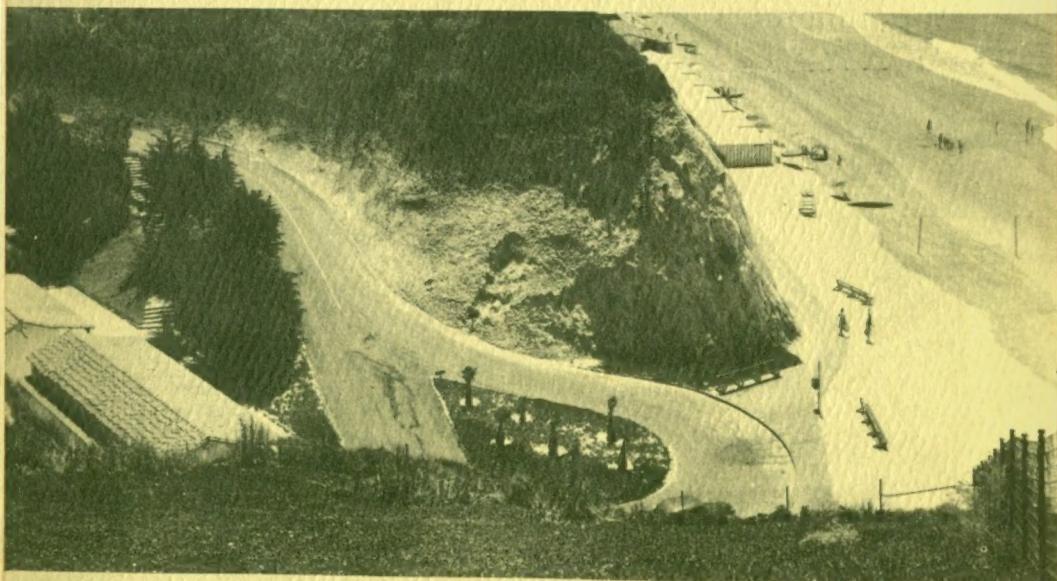
The ranch became a favored place for the wealthy to stage weekend picnics and meriendas, especially around Laguna Blanca. On one gala occasion when Governor Fenton of New York was feted at a ranch barbecue, Laguna Blanca was formally renamed "Lake Fenton." Fortunately the name didn't stick.

Santa Barbara could not support a tourist hotel of the magnitude of the 600-room Potter, and continuing red-ink operation led to the closure of the private golf course on Hope Ranch in 1914.

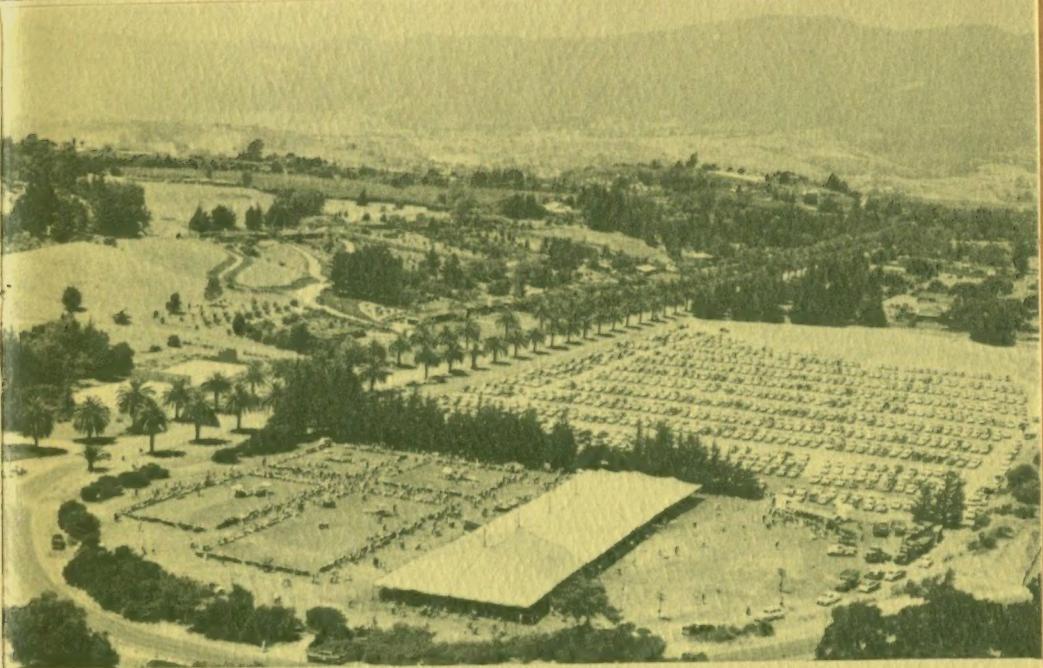
The Pacific Improvement Company's era ended in 1919 when a New York financier, Maurice Heckscher, purchased both the Ontare and Hope ranches, and moved into the Potter clubhouse. In March of 1923 Heckscher gave an option to buy Hope Ranch to James W. Warren, the banker who had developed El Encanto Hotel on the Riviera. Warren platted Hope Ranch into 50-foot lots and offered them for sale at a public auction at the Recreation Center. Harold S. Chase, H.G.'s son, and several of his associates bid in the choicest hilltop properties with ocean and mountain views. Luckily for the future of Hope Ranch Park, the auction was a dismal failure and Heckscher withdrew his option, otherwise one of America's finest residential suburbs would have been another sprawl of housing tracts.

Chase, recognizing the tremendous profit potential of Hope Ranch, incorporated the Santa Barbara Estates Company in 1924, bought 835 choice acres from Heckscher, and began promoting Hope Ranch as a suburb for upper-income people. One of his stockholders, county supervisor Sam Stanwood, caused a macadam road to be built at taxpayers' expense to link the Mesa with the eastern entrance to Hope Ranch at Marina Drive. When high maintenance costs forced the abandonment of the San Roque tunnel, a well delivering 1,000 gallons of water per minute was drilled along Modoc Road. This was shared with the Las Positas Land Company and became the La Cumbre Mutual Water Company, which also has a deal with the Goleta Water District for Cachuma water.

In 1925 Harold S. Chase organized another corporation, La Cumbre Estates. By means of a \$375,000 bond issue the company acquired Hope Ranch Annex and 1,200 acres lying west of Las Palmas and Robles Drive. An elite suburb was now beginning to take shape.



THE BEACH CLUB for Hope Ranch residents, founded in 1930s.



NATIONAL DOG SHOWS were staged at Hope Ranch from 1937 to 1962.

The first of scores of major estates to be developed in Hope Ranch, complete with mansions and formal gardens to rival the finest Montecito had to offer, were "Las Terrasas," completed in 1925 by Harold S. Chase; "Florestal," for Peter Cooper Bryce; and the elegant mansions of Milton Wilson and William R. Dickinson. These estates bore the unmistakeable hallmark of two of America's foremost contemporary architects, George Washington Smith and Reginald Johnson.

In his definitive history *"Hope Ranch, a Rambling Record,"* Harold Chase reminisced, "as the earliest home sites were located, Mrs. Chase and I would have a 35-foot bamboo pole with red flag on top, carried around, and placing ourselves on the projected site, we determined if power and telephone lines could be brought in on poles screened by natural topography. If not, the services were installed in all or in part underground," thereby setting the high standard of civic beauty which endures on Hope Ranch to the present.

Many of the amenities offered members of the Hope Ranch Homes Association since the 1930s were begun during the depression. They included cabanas for a private beach club fronting the ranch, a polo field, archery range, skeet-shooting facility, tennis courts, and 30 miles of bridle paths. Hundreds of acres of lemons went in. Winding streets and cul-de-sacs were paved. The original Hubbard Avenue, named for a S.P. official, became Las Palmas Drive; Crocker Avenue, commemorating the Big Four banker, was renamed Estrella Drive. All the streets in Hope Ranch Park, which are privately owned and maintained, bear euphonious Hispanic names.



LEMON GROVES were planted amid the live oaks of Hope Ranch, 1932.

Chase instigated an extensive landscaping program involving more than 50,000 trees and shrubs, exclusive of the lemon groves. He also purchased some extra acreage on which to build a sporty new 18-hole golf course. A luxurious clubhouse rose on "la cumbre," or the summit of a hill east of Laguna Blanca, giving the name La Cumbre Golf and Country Club to the course. Strictly private, La Cumbre remains a hub of Hope Ranch social life today. The old Potter Clubhouse was temporarily taken over by the Hope Ranch Gun Club, but eventually became the home of Supervisor and Mrs. Stanwood, Carol and Sam, which gave the name "Carosam Road" to their driveway.

Space prohibits a full account of Hope Ranch's outdoor-living background, shared by middle-class families as well as the affluent. The famous socialite Amy Dupont sponsored her Gold Cup steeplechases at Hope Ranch for many years, and Chase Field was the original home of the Santa Barbara National Dog Show, from 1937 until it moved to the Carpinteria Polo Field in 1962. In 1956 the exclusive Hope Ranch Riding and Trails Association was organized to maintain and promote use of Hope Ranch's system of riding trails.

One of California's most respected educational institutions, providing top-notch education in grades kindergarten through twelfth, is Laguna Blanca School at 4125 Paloma Drive, established by E. Selden Spaulding in 1933. It later expanded its campus onto the old Polo Grounds, donated by the Harold S. Chases.

With the depression retarding the sales of large estates on Hope Ranch proper, Harold Chase opened the Walnut Orchard subdivision north of Vieja Drive, colloquially called Hope Ranch Annex. History was made from 1930 to 1946 by the small homes on "Arboleda Acres," where each model lot had 35 assorted trees, an alfalfa lawn, and a modest house. This project won a national first prize for its sponsor, Pearl Chase, in the Better Homes in America Campaign.

In 1943 Oren Sexton succeeded James Edwards as ranch manager. In 1962 he moved his headquarters out of the Hope Mansion to 695 Via Tranquila, and the historic old home was severely vandalized before it was rescued in 1967 by George and Vivian Obern, who restored and furnished it to match the splendor of the Delia Hope era.

After nearly 40 years under the dedicated stewardship of Harold Chase, his Santa Barbara Estates and La Cumbre Estates Corporation passed into the ownership of a prominent attorney from Washington DC, Howard Vesey. When Vesey was killed in a plane crash a few years later, his son John took over the former Chase interests and slowly phased them out to the present private ownerships.

The close-knit, long-lived (since 1924) Hope Ranch Homes Association maintains rigid control over such matters of self-government as architectural standards, fire protection (which includes the private Hope Ranch security patrol service), zoning (no commercial enterprises permitted) and road maintenance.

"Voting is based on one vote per acre owned," reports Bob Robertson, current ranch manager. "We have 670 homes in Hope Ranch, with a population of about 1,750. Our minimum lot size is 1.5 acres, ranging up to 50-acre estates. Traditionally, our homeowners have rejected annexation to the City of Santa Barbara. They jealously guard their autonomy."

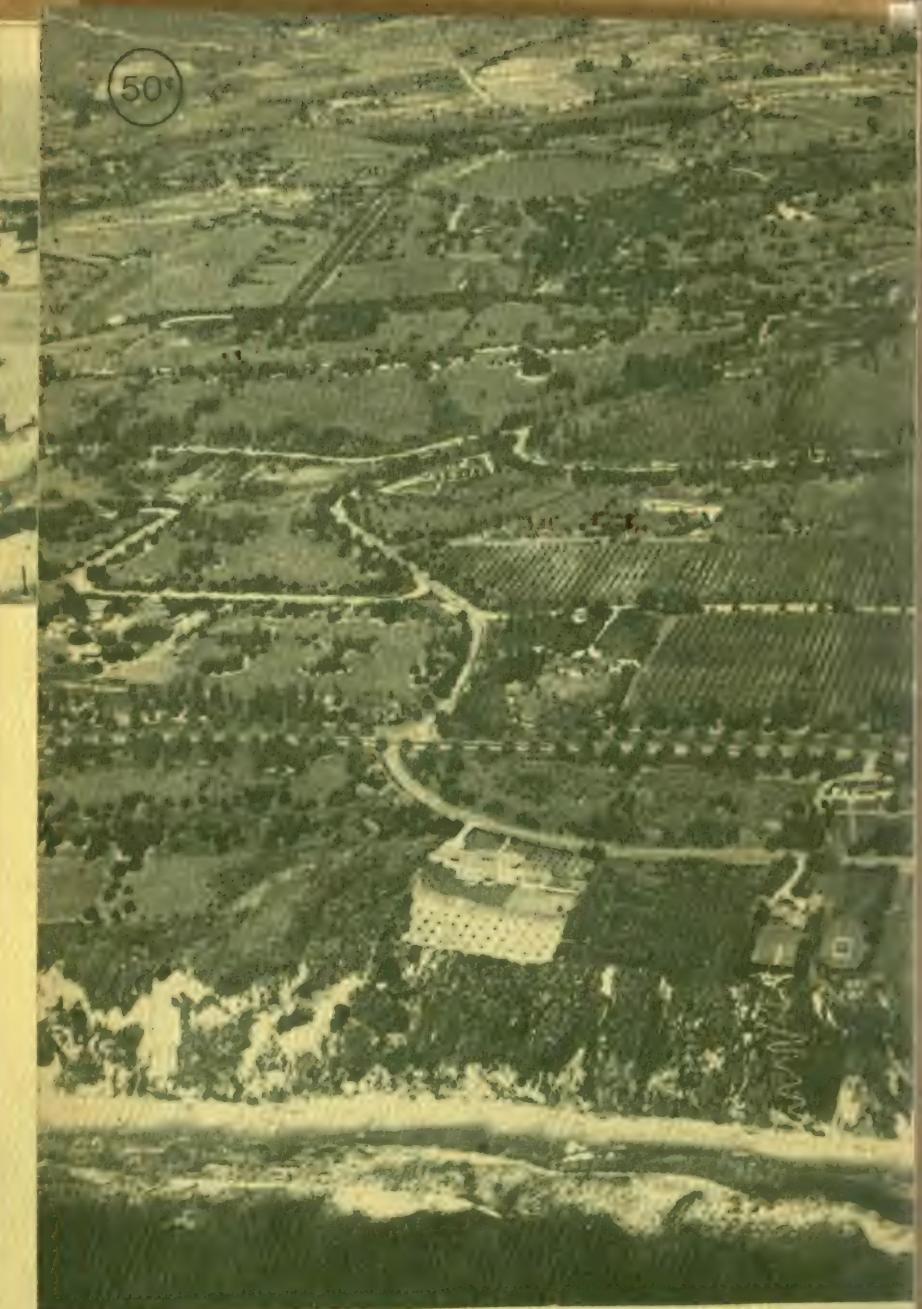
As a result of this independent spirit, Hope Ranch continues to maintain the lofty standards of suburban living which have been in effect since the late Harold S. Chase advertised his "sun-kissed, ocean-washed, mountain-girded, island-guarded Hope Ranch" more than half a century ago.

THE END

(This concludes the Neighborhood Series)



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THE LARGEST ESTATE in Hope Ranch is "Florestal", built in 1925 by  
Peter Cooper Bryce. Front cover: Hope Ranch in 1940, looking east.



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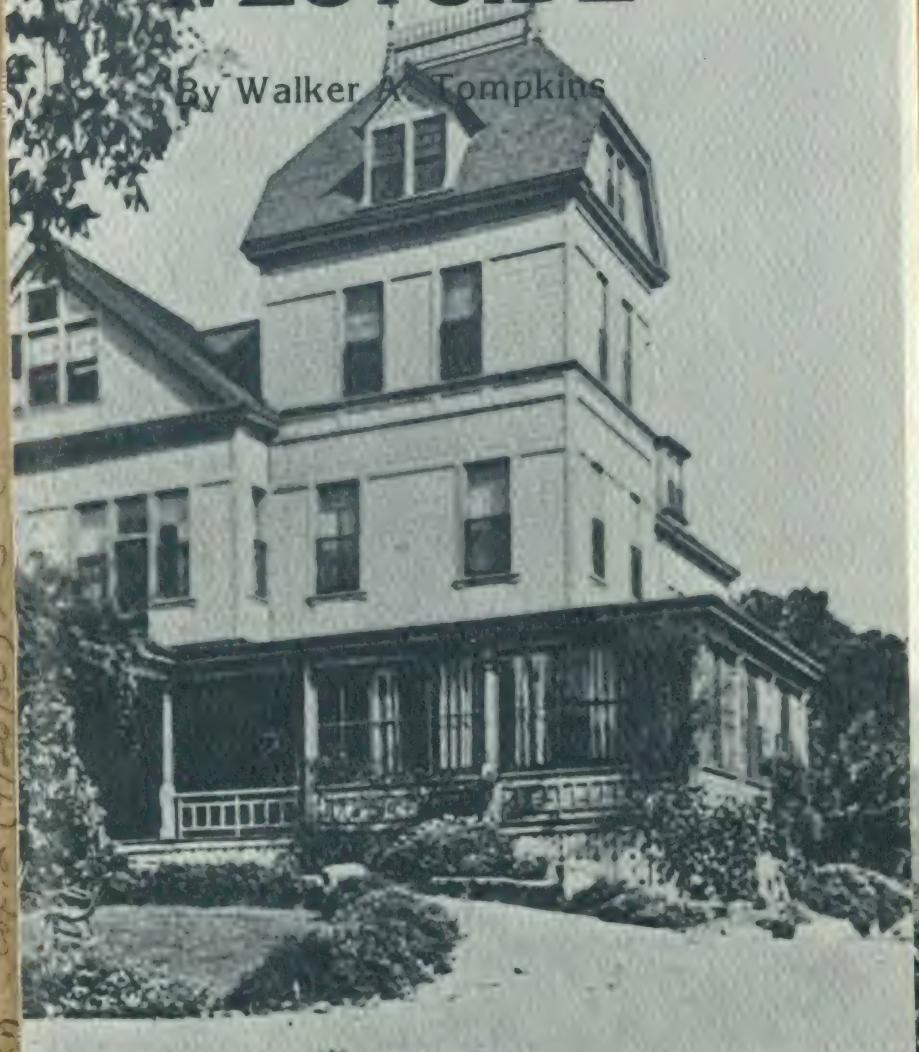


NEIGHBORHOOD SERIES NO. 10

Santa Barbara City College Library

WESTSIDE

By Walker A. Tompkins



Presented by

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JUDGE PACKARD'S WINERY dominated Westside industry a century ago.

## WESTSIDE

By Walker A. Tompkins

The "Westside Story" of Santa Barbara is laid in our city's first suburb to be initiated by Anglos rather than Hispanics; the Spanish genesis of the city was located on the Eastside.

In 1850, when the United States annexed California to the Union, the Westside was open grazing range and farmland, turning marshy near the beach. Today this area is solidly overlaid with urban development extending inland to the Goleta Valley, making it the most densely populated neighborhood in Santa Barbara.

The earliest historical reference to the Westside came in 1793 when Captain George Vancouver, a British explorer-scientist who was circumnavigating the globe, anchored the *Discovery* off West Beach and received permission for his seacock to chop stovewood from the Mesa oak groves, and refill his water tanks from a seep at the base of the Mesa bluffs near Pershing Park.

Col. Fremont and his California Battalion made bivouac along Mission Creek between Anapamu and Canon Perdido Streets during Christmas week of 1846, resting up for their march to Los Angeles and a final showdown with the Mexican forces at Rancho Cahuenga.

Following California statehood in 1850, Santa Barbara's Common Council authorized the surveying and naming of our city streets. The ten major north-south streets situated exclusively on the Westside derived their history-oriented nomenclature as follows:

Chapala, for a lake in Jalisco Province, Mexico. De la Vina, for the vineyards it crossed. Bath, or Banos, led to the public bathing beach. Castillo pointed toward the Castle Rock landmark. Rancheria crossed one of thirteen local Indian rancherias, or villages. San Pascual was the battlefield where the Mexicans whipped the Yankees. San Andres commemorates Gen. Andres Pico, commander of the Mexican forces. Chino was named for Rancho Santa Ana del Chino, another Southern California battlefield. Gillespie, for Lt. Archibald



Gillespie, an American hero of the Battle of San Pasqual. Robbins memorializes Thomas Robbins, a Yankee pioneer who once owned Hope Ranch and Santa Catalina Island.

The lower Westside, being well watered, soon became checkered with five-acre (one square block) farms. The first major landowner on the Westside was Judge Albert Packard of Rhode Island, who in the late 1850s bought 200 acres fronting on De la Vina between Canon Perdido and Micheltorena, extending up into the Mesa hills.

In 1861 Packard erected a yellow brick mansion at 510 West Canon Perdido Street which in later years was the Joseph Acquistapace home. In 1864 Packard built his famous two-story "La Bodega" or winery near his home, the largest adobe in California. Its vats produced 80,000 gallons of wine annually, which he marketed world wide under the brand name "El Recodo," the corner. More than 100 Indians tilled his vineyards. When Anaheim disease destroyed his vines, Packard converted to olives. He also imported Sicilian limes and lemons, and grew Santa Barbara's first aguacates or Mexican avocados.

In partnership with a Frenchman named Jean Emil Goux, Packard raised silkworms in the attic of his winery, feeding them leaves from mulberry trees which occupied the area where the Castillo Street underpass of U.S. 101 is now located. The sericulture project was not a commercial success, however.

Joseph Sexton, one of California's most prominent horticulturists and nurserymen, moved to Santa Barbara from San Francisco in November 1868 and bought land on the lower Westside. He erected a shanty at the north corner of Montecito and Castillo Streets and planted 1,000 walnut seedlings on what is now Pershing Park. A year later he transplanted them to a forty-acre nursery located in the 5400



OPEN FARMLAND between Carrillo and Canon Perdido Streets, looking east. Packard mansion, left center; above it, St. Vincent's Orphanage [still standing in 1980] and Upper Clock Building at State and Carrillo Streets.



GENERATING PLANT on lower Castillo Street following 1925 earthquake.

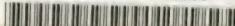
block of Hollister Avenue, Goleta Valley. There he developed his Westside walnuts into "Santa Barbara paper shells," or soft-shelled walnuts. He also introduced pampas grass, Australian eucalypti and Norfolk Island star pine trees to the Santa Barbara scene.

The decade of the 1860s saw the transition from Spanish adobe to American wood construction, and also the proliferation of brick buildings. This kept several brickyards busy in the Ladera Street corner of the Westside, the most prominent being operated for many years by J.Y. Palmer and the Grant Brothers.

Among the prominent brick landmarks on the Westside was St. Vincent's Orphanage, built in 1874 at 925 De la Vina Street. Its destruction by fire that same year led to the organization of Santa Barbara's first volunteer fire department. Rebuilt, the orphanage lost its upper story in the 1925 earthquake, which involved the Mesa Fault on the Westside. The building is now the Knights of Columbus Hall.

Amasa Lincoln, a Boston banker who had purchased the Tajiguas Rancho west of Refugio Bay, moved into town in 1871 and built a New England style boarding house at Sola and De la Vina Streets. Then called the Lincoln House, it remains today the oldest hotel in town under continuous operation. Renamed the Upham Hotel in 1911 by a new owner, it will revert to the name "Lincoln House" in 1981.

Protestant churches found a fertile seedbed in the Westside during the 1870s. Among the pioneer houses of worship were the Methodist Church originally at Bath and Ortega, later at De la Vina and Figueroa; the First Baptist at Ortega and De la Vina; the First Presbyterian on State Street near the corner of Anapamu; the Congregationalist north of the Arlington Hotel on State Street. Later the Seventh Day Adventists built at Figueroa and Rancheria and the



Scandinavian Evangelical Lutherans at Bath and Padre. These churches reflected the influx of white Anglo-Saxons into a predominately Catholic community.

Santa Barbara's first recorded tornado struck the harbor in the form of a waterspout off the Channel in 1878, wrecking ships and the wharf and sweeping inland to cut a swath of destruction along the Westside as far north as Canon Perdido Street. The twister killed one person and knocked the steeple off the Methodist Church.

The Southern Pacific Railroad reached Santa Barbara in the late summer of 1887, crossing State Street on Gutierrez. It took a sharp right turn onto Rancheria Street, continued northerly as far as Mission and then curved westward across the present campus of La Cumbre Junior High School on its way to Hope Ranch and Goleta. For over 15 years the city's railway station was located between Victoria and Anapamu Streets, until the Chapala Street depot opened in 1905.

During the 1880s Santa Barbara enjoyed nationwide fame as a fashionable health resort. It was still a small town of under 3,500 population, but it was totally without medical facilities. To alter this situation, in the spring of 1888 a group of 50 women led by Mary A. Ashley of Montecito (Ashley Road is named for her) conducted a vigorous fund-raising campaign to build a "cottage-style hospital" with each department housed in a separate bungalow. Unable to raise the necessary \$6,000 for the project, they compromised on a single three-story redwood facility which retained the cozy-sounding name of "Cottage Hospital."

The site selected for Santa Barbara Cottage Hospital was far out in the country then, on the north corner of the block bounded by Third (Pueblo), Castillo, Fourth (Junipero) and Bath Streets. It opened December 8, 1891. At the end of its first year of operation, Cottage Hospital had paid out \$2,103.28 in expenses while taking in an income



GARFIELD SCHOOL, pride of the Oak Park district, as it looked in 1910.



TWO COTTAGE HOSPITALS in June, 1913, as seen from site of present Sansum Clinic. Building at extreme left is original hospital, completed in 1891. (Shown on front cover.)

of \$2,103.79 — a surplus of 51 cents! From this auspicious fiscal beginning, Cottage Hospital grew until it had to build a new steel-and-concrete complex in 1913, in the same block. By 1980 this facility had been entirely replaced by a modern 495-bed complex which has become one of the foremost hospitals in California.

The metabolic wing of Cottage Hospital, known as the Potter Clinic, was taken over in 1920 by William D. Sansum M.D., a young doctor from Chicago. He was the first doctor in the United States to isolate insulin for the treatment of diabetes. He obtained his insulin from the pancreases of cattle butchered at Gehl's slaughterhouse on Manitou Road off West Pedregosa Street. Dr. Sansum made Santa Barbara the diabetes treatment center of America until commercial insulin became available nationwide in 1923. The modern Sansum Clinic was founded by Dr. Sansum in the 1930s.

An electric streetcar system started in 1896, deriving power from a large generating plant on lower Castillo Street. Tracks entered the Westside at State and Victoria, thence north on Chapala to Sola, west to Bath, north to the Cottage Hospital, and eventually terminated at the Junipero Street bridge over Mission Creek. An early-day horsecar line extended along Victoria Street to the railroad station. Motor busses replaced electric trolleys city-wide in 1929.

By the turn of the century, the upper Westside was filled with large groves of walnuts, oranges and lemons. Three dairies (the Hicks, City and Kelch's) shared land on either side of the railway tracks with Chinese nurseries. Closer to Modoc Road were the big City and Kentia Nurseries, owned by the Verhelle family whose estate is near the Bel Air subdivision. These nurseries exported the fashionable Kentia Palm trees all over the country. George Williams' ranch, bounded by Micheltorena, Valerio, Gillespie and Chino Streets, was a heavy producer of Argentinian pampas grass.

In the late 1890s a developer named Elmer M. Sheridan founded a "sportsman's park" on a 107-acre parcel in the hills between West Carrillo Street and Miramonte Drive. It included the Sunset Farm, O'Bannion's Dairy and an area later occupied by Dick May's stables. Down on the flats, Sheridan bought additional Westside property in



1900, west of San Andres between Anapamu and Sola, where he laid out bridle trails and a gymkhana field, hoping to establish a large sports center on the Westside, but the project folded in 1912. Old Sheridan Ridge Road is now the western extension of Carrillo Street.

During 1917 and 1918 pony cart racing was a popular Westside attraction. Gillespie Street, being level and sandy, was roped off between Mission and Anapamu every Sunday for the convenience of pony cart and roadster races.

The Westside also boasted a polo field to rival those in Montecito and Carpinteria, located on the level ground bounded by San Andres, Figueroa, Gillespie and Victoria Streets. The Santa Barbara Polo Club, headed by Olympic polo champion Elmer Boeseke, sponsored many big-name polo matches on the long-vanished Westside field.

The aforementioned Gehl's slaughterhouse vied with the Sherman & Ealand abattoir in Sycamore Canyon as Santa Barbara's most odoriferous spot. Cattle from Santa Cruz Island used to be landed at Stearns Wharf to be driven across the Westside to Gehl's corrals on Manitou Road, under the supervision of a famous cowboy called Chino Bronco. These longhorn cattle drives provided many a wild west thrill for the effete patrons on the veranda of the Potter Hotel. Gehl's establishment was finally persuaded to move its stench to South Fairview Avenue in the Goleta Valley, clearing the air about 1922.

A vital segment in the saga of Santa Barbara's growth involves the self-sustaining community called Oak Park Village, which began developing after Cottage Hospital opened. A firm of Los Angeles promoters subdivided the neighborhood as an upper-class community "for whites only." This racial bigotry spread to Garfield School,



BY 1980 the Cottage Hospital complex looked like this. Parking lot at upper left marks site of 1891 hospital. Center foreground, original Sansum Clinic. By 1980, 90 percent of facility shown here had been replaced and modernized.



OAK PARK looking south toward Fourth [Junipero] Street in 1912.

located on Padre Street between Bath and Castillo, where brown-skinned children whose ancestors had founded Santa Barbara in the 1780s were requested to enroll elsewhere — perhaps at McKinley School, which originally stood at Haley and Castillo Streets. (The first P.T.A. in Santa Barbara was organized at McKinley School in 1908.)

The Oak Park district derived its name from the sylvan glade which extended from Tallant Road to Junipero Street along Mission Creek, where ancient oaks and sycamores created one of the most popular public picnic spots on the South Coast. The unofficial park was flanked along its east side by Alamar ("to the sea") Avenue, a dirt road leading northward to Dixie Thompson's Ontare Ranch.

In 1904 the private owners of Oak Park announced plans to subdivide the area for homesites. A nearby resident, Henry Tallant, the secretary-manager of the Hollister Estate Corporation, organized the school children of Santa Barbara to raise funds to save Oak Park for public recreation instead of a housing tract. The nickels and dimes of the kids triggered a public bond issue to purchase the 17 acres of creekside frontage as a city park in perpetuity.

Oak Park Village got its own fire station in 1907, located at Padre and Castillo Streets. It was manned by volunteers until 1919, when the city deactivated it. The old firehouse was sold to the McKinley School P.T.A. and moved to 330 West Haley Street, where it became the Westside Boys' Club — where kids with white, yellow, black or brown skins fraternize in total harmony.

Alongside Oak Park at 2422 West Alamar Avenue, a teahouse was opened in 1913 by Winifred and George Stevens, which became the focal point of community activity. J.O. Mann's store in the 2300 block of Castillo Street was the shopping center for Oak Park villagers who did not wish to travel a mile and a half over dusty streets to shop



at downtown stores. Illenstein's Candy Shop at Junipero and Alamar Streets became the rendezvous of the kiddie set.

Oak Park was Santa Barbara's fun place for years. Caesar Lamonica's famous municipal brass band gave Sunday concerts there. Church groups held revival meetings under the oaks. A millionaire named Col. Colin Campbell built a dance floor at his Goleta estate especially for a gala honoring England's Prince George. When Col. Campbell died in 1941, the dance floor was bought at auction and moved to Oak Park for summertime square dances.

Mission Creek meanders through the Westside, providing major drainage for the area. Prior to 1911, when Mission Tunnel tapped its source, the creek ran year round and was noted for its steelhead trout. In excessively wet years Mission Creek is prone to jump its banks. In the storm of January 23, 1914, it broke out in the vicinity of Junipero Street to destroy the railroad and rampage toward the sea. A house on lower Bath Street was lifted from its foundations, floated half a block south, and gently deposited on a city lot which the owner had just purchased with the idea of moving the house! Evacuees of flooded homes in the Oak Park area had to take refuge at Cottage Hospital. One man, caught in the raging waters at San Andres and Victoria, was drowned.

While Cottage Hospital and its surrounding laboratories, rest homes, professional buildings, clinics and other medically-oriented satellites may comprise the most important economic segment of the Westside, by far the most glamorous phase of the Westside's varied history took place between 1910 and 1921 when Santa Barbara found itself to be a movie-making center.

Western thrillers were filmed in and around Santa Barbara as early as 1910 by Bronco Billy Anderson. Then the American Film Company arrived to purchase an ostrich farm at State and Islay



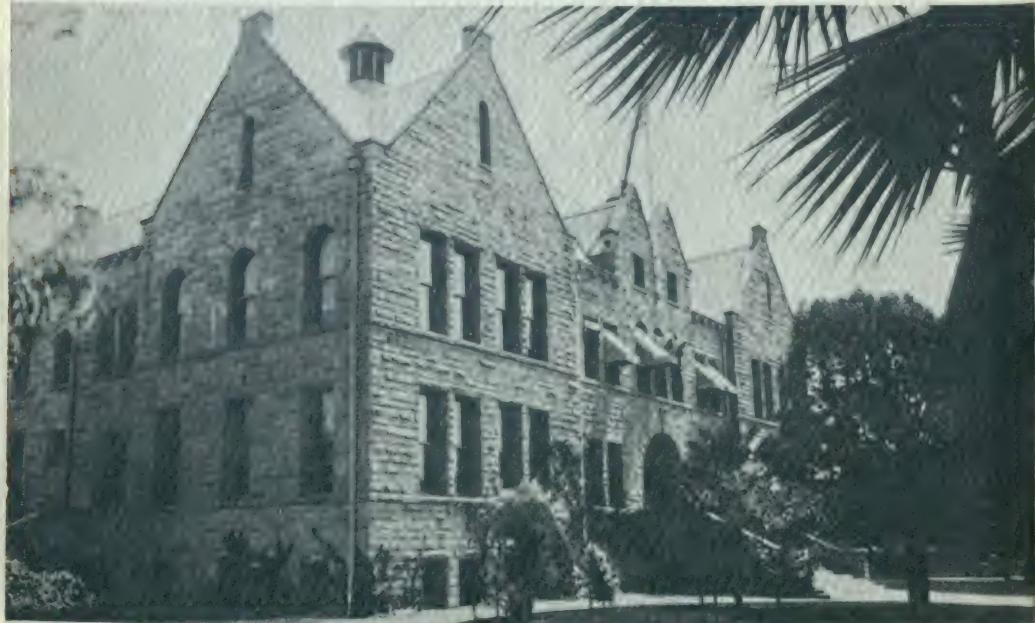
CITY'S FIRST "supermarket" stood at 735 Chapala Street. It and the nearby open-air Farmers' Market were victims of a 1920s street-widening project.



"TREE OF LIGHT", the city's far-famed community Christmas Tree, as it looked in 1898, corner of Carrillo and Chapala. It was planted in 1878.

Streets, which they converted into a movie lot. In 1913 construction began on what was the largest movie studio in the world, in the block bounded by Mission, State, Padre and Chapala. During the next eight years more than 1,200 major films were made there by up to 14 production companies using the "Flying A" facilities simultaneously.

The Edgerly Arms Apartment Hotel opened on Sola Street to



SANTA BARBARA HIGH school originally stood at the northeast corner of Anapamu and De la Vina Streets. It was destroyed by the 1925 earthquake.



house the movie makers. Stars like Marion Davies, Lottie Pickford, Wallace Reid, Kolb and Dill and Mary Miles Minter, and directors as famous as Thomas H. Ince, Frank Borzage, Victor Fleming, William Desmond Taylor and D. W. Griffith used to cash \$1500 weekly paychecks at State Street banks — and no income tax bites in those days.

The need to be closer to urban backgrounds led to the Flying A moving to Hollywood around 1921 — for which many Barbarenos are devoutly thankful. Today the only trace of the old Westside movie studios consist of D. W. Griffith's private garage, now a uniform shop at 2012 Chapala Street, and the chair-caning shop on the corner of Mission and Chapala, which was the actors' Green Room where they rehearsed their lines, and the adjoining private dressing rooms of the superstars of the American screen. C. T. Richardson, the same contractor who poured the concrete for the "big glass studio" at State and Mission in 1913, got the demolition contract to erase his work in 1948.

City Hall recognizes the Westside as the oldest stabilized residential area in town; six out of ten houses there were built prior to 1940. Eight out of ten Westside homes are rented; ten percent of the city's Chicano population live in the lower Westside.

Santa Barbara's Westside is one of the last frontiers for that great American tradition, one that is daily becoming more scarce — the single-family home. How long that enviable status can be maintained remains to be seen.

Coming in June — Neighborhood Booklet No. 11  
"SAN MARCOS PASS" by Walker A. Tompkins



FLYING A STUDIOS were the world's largest movie factory in 1915. Stars' dressing rooms at lower left corner still stand at Chapala and Mission.



ARTICHOKE GARDEN of the Potter Hotel was a lower Westside novelty in 1908.

Compliments of



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## DATE DUE

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NEIGHBORHOOD SERIES NO. 9

# EASTSIDE

by Walker A. Tompkins

Presented by  
Santa Barbara Board of Realtors



ROYAL PRESIDIO of 1782 was start of Santa Barbara. (Sketch by Jim Johnson)

## EASTSIDE

By Walker A. Tompkins

In the days when Santa Barbara was just beginning to expand across the plain bracketed by the Mesa and the Riviera, there was no "Eastside" or "Westside." This division was caused in 1851 when State Street was created, bisecting a Mexican pueblo then in the process of changing into an American village. Because of this arbitrary boundary, Santa Barbara's "birthplace," the Royal Presidio of 1782, wound up on the Eastside.

The first Spaniards who arrived in the summer of 1769 under Gov. Gaspar de Portola described the site of Santa Barbara as a "dismal place," utterly without trees except along the creek beds. The entire lower half of the Eastside was a tule-rimmed marsh draining into a tidal lagoon. This prompted Portola to christen the future townsite "La Laguna de la Concepcion."

Thirteen years would elapse before the Spaniards returned with Gov. Felipe de Neve, Lt. Jose Francisco de Ortega, Junipero Serra OFM and a detachment of leather-jacketed soldiers. Their task was to found a presidio to protect settlers from unfriendly Indians and foreign invaders along the coast from Morro Bay to San Pedro.

The site chosen for the presidio (which proved to be Spain's last military outpost in the New World) was a rise of ground marked today by the intersection of Canon Perdido and Santa Barbara Streets. The first temporary fort was built of brush. The permanent 330-foot quadrangle with its chapel, officers' quarters, barracks and granaries was not completed until 1790. Ironically, the Royal Presidio never performed a military function during its entire 64-year existence, until it surrendered to the Americanos in 1846!

The water supply on which the presidio garrison depended for survival was a cluster of artesian springs near the corner of Ortega and

V. 9

EASTS  
1872-1  
buildin

## Santa Barbara City College Library

Garden Streets. The Presidio Springs later became known as the De la Guerra Wells. Now capped, they are still part of the city's water system. Surrounding them in Spanish days was a ten-acre flower garden, fruit orchards and a vegetable plot. The trail which meandered up to the Old Mission a mile away is now Garden Street, which developed into an avenue of fashionable homes of wealthy Americans during the 1890s.

Throughout the 19th Century the lower Eastside geography was dominated by the "Estero." This was a salt-crusted dry lake bed most of the time, but in wet winters or when sou'easters howled in off the Channel it became a sheet of brine as far inland as today's Anapamu Street.

During the mission period the friars and Indian neophytes farmed the fertile bottomlands watered by Sycamore Creek, raising berries, vegetables, and maize. The Spanish word for maize fields is "milpas," which gave the name to the busy street that anchors the Eastside's business district. The flatlands bounded by Haley and Punta Gorda Streets, between Salsipuedes and Voluntario Streets, developed into cultivated five-acre farms, vineyards, dairy pastures and large vegetable gardens tilled by Chinese labor to supply the wholesale and retail market of the South Coast.

By the time California became a State in 1850, the Royal Presidio had crumbled into ruin. Only scant traces remain of the fort — the Caneda Adobe on East Canon Perdido Street; the foundations of the chapel which was Santa Barbara's first church from which descended the modern Our Lady of Sorrows; and the grossly over-restored



EASTSIDE a century ago, viewed from State Street. Large building is original Lobero Theater, 1872-1923. White streak below horizon is water-filled lagoon extending to Anapamu Street. Small white building in center, dating from 1872, is Santa Barbara's oldest brick structure.



OLD COURTHOUSE (1871-1925) upper left. Ruins of city's most elegant adobe, the Aguirre House, right foreground; Carrillo Adobe at left. 1875 photo.

guard's quarters or El Cuartel, Santa Barbara's oldest Spanish adobe. A project to restore the presidio is currently on the drawing boards as a state historical park of the future.

Massive efforts to drain the mosquito-infested sloughs of the lower Eastside so as to reclaim the fertile acres of the Estero began as early as the 1860s when a ten-block-long canal was dug midway between Salsipuedes and Laguna Streets, from Haley on into the ocean. The unlined ditch silted up very quickly and no trace of it remains except the name "Canal Street." This was changed to Olive Street in 1922 when the city planted olive trees on either side of the filled-in draininge ditch. Portions of the Eastside are still plagued by winter flooding, especially in the vicinity of Spring Street, and Eastside drainage remains a City Hall problem.

The lowest area on the Eastside was bounded by Ortega, Milpas, Haley and Olive Streets. For decades this swamp was used as the town dump. Fumes from smouldering garbage in the mucky cesspool remained a health hazard and a public scandal until the 1920s when the bog was cleaned up and converted to such attractive uses as Ortega Park, Santa Barbara Junior High School and one-family homes.

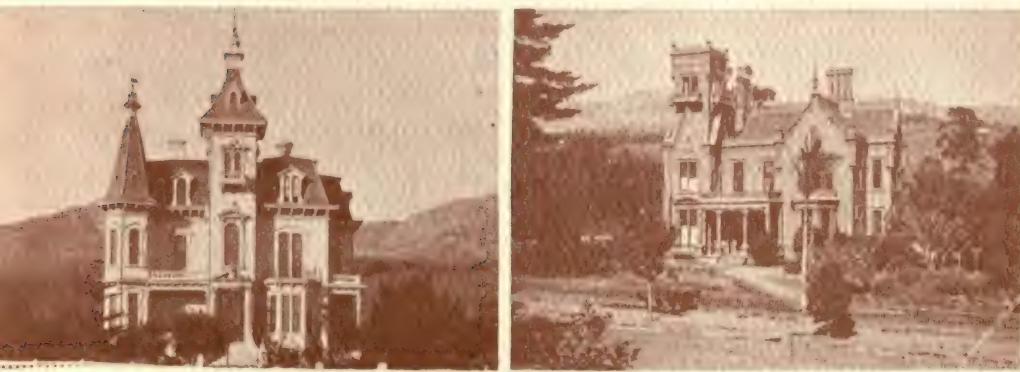
Another long-time junk disposal area was the slowly shrinking bed of the old tidal lagoon. Buried under a mountain of beach sand and rolled flat in 1932, the former dump became Laguna Park, a popular soccer and baseball field where the Los Angeles Dodgers and New York Mets once operated farm clubs in the California League.

The 2,500-seat grandstand and clubhouse, built with federal money and WPA labor during the Depression, fell victim to City Hall bureaucrats in the late 1960s. Although more, not less, open park space was desperately needed by the crowded lower Eastside, city engineers tore down the Laguna Park grandstand and filled the two city blocks of open space with City Corporation warehouses. The former city yards across Ortega Street are now occupied by the attractive Presidio Springs housing development for senior citizens.

During the last half of the 1800s, large portions of the central and northerly Eastside remained an undeveloped pastoral expanse where family cows were picketed out to graze, often uprooting the 1851 redwood survey stakes marking the corners of city blocks which existed on the map only. A grid of graded, if unpaved streets did not begin to take shape until the mid-1870s.

Thrifty Barbareños could not allow the vacant salt flats of the Estero to lie idle. The dry lake bed became an agricultural park in the summer of 1886, enclosed by Garden, Montecito and Canal (Olive) Streets and extending to East Beach. A half-mile racetrack paved with cinders was built, and a covered grandstand was erected near the present intersection of Garden and Quinientos. The infield of the oval track was the scene of balloon ascensions, rodeos, stock shows, carnivals, and circuses including Barnum and Bailey and Ringling Brothers. A few pioneer airplane landings on the Estero also set early-day Barbareños agog.

Agricultural fairs and exhibitions were held every year in a huge pavilion located inside the block bounded by Yanonali, Garden, Mason and Santa Barbara Streets. Its high redwood tower was the dominating architectural landmark of the Eastside until it burned down in 1898 after someone set dried pampas grass decorations ablaze.



EASTSIDE VICTORIANS: left, Orena or Hawley mansion on upper Laguna Street, now Roosevelt School grounds. Right, Calkins "castle" at Santa Barbara and Sola, incorporated into the University Club's modern home.

The momentous summer of 1887 saw the arrival of the Southern Pacific's branch railroad from Saugus Junction. The rails entered Santa Barbara via Punta Gorda Street. Flanked by Salsipuedes and Quarantina Streets, the tracks veered northward to Gutierrez Street where they turned westward, spanning the Eastside swamplands on a long trestle, to cross State Street and continue westward.

Santa Barbara's first railway station was built, along with freight warehouses and maintenance shops, facing Salsipuedes Street between Mason and Carpinteria Streets. Cacique Street was later graded over the site of the long-forgotten depot.

Many newcomers are not aware that UCSB — the University of California's campus at Santa Barbara — had its genesis on the Eastside. In 1893 a philanthropist from Boston, Anna S. C. Blake, established her Sloyd School at De la Guerra and Santa Barbara Streets. It provided free instruction in manual training and home economics to the city's elementary school children. Gradually, through half a century, the school evolved into a normal, a state teacher's college and eventually became UCSB.

Other long-vanished landmarks of the lower Eastside include the city gas plant on Quarantina, with its enormous storage tank, and the electric streetcar system's original carbarn and shops next door. It served from 1896 until a hangar-sized sheet iron carbarn was erected in 1915 at Pershing Park. After electric trams were replaced by motor busses in 1929, the Westside carbarn was used to store Fiesta parade vehicles until 1972, when it was demolished.

The old electric streetcar system served the Eastside well. Branch lines from State Street ran along Haley as far as Quarantina, and out East Boulevard to the vicinity of the Bird Refuge. Another line followed Victoria, Garden, Mission and Laguna to the foot of the steps of the Old Mission, and after 1915 to the Normal School campus on the Riviera, the tracks now Alameda Padre Serra. One of the most



FIRST BLOCK of East Canon Perdido Street was Santa Barbara's Chinatown. Flagpole marks joss house, with 1871 Lobero opera house beyond. (1880 photo)



CITY GAS WORKS and original streetcar barn, Quarantina Street, May 1908.

appalling tragedies in the city's history occurred on Easter Sunday 1907 when Streetcar No. 16, designed to carry 48 passengers, took aboard 120 men, women and children who had just emerged from an Easter mass at the Old Mission. Rolling down Laguna Street, the car lost its brakes and began gathering speed. At the 45-degree curve from New Mission onto Garden the hurtling car derailed and slid on its side to crash into a utility pole. Five persons were killed; 30 were injured, 17 seriously. The hoodooed car was taken out of service but it can be seen today, still bearing the scars of its fatal accident, serving as a tool shed in the rear of 830 Bath Street.

In 1914 Margaret Baylor, a wealthy social service worker from Cincinnati, built the Recreation Center at Carrillo and Anacapa Streets to benefit Santa Barbara youth. Upper-floor rooms were rented cheaply to single business and professional women. During World War I the building housed Red Cross headquarters. Next door was built the highrise Margaret Baylor Inn, completed in 1928 to serve as a hotel for single women. Renamed the Lobero Hotel, it now serves as an office building.

Another of the Eastside's proudest assets is the Public Library at Anapamu and Anacapa Streets, built in 1917. In 1979 it was renovated and remodeled to render it earthquake-proof.

By the 1920s the Eastside had developed into the racial melting pot of Santa Barbara, reflecting an economic spectrum ranging from poverty to affluence. The area north of Valerio Street and merging into the Old Mission district and the Riviera foothills, filled up with elegant homes, many of them mansions. The upper Eastside has been identified as a bailiwick of the wealthy elite since 1895.

By contrast, the southern and eastern portions of the Eastside were where the minorities gravitated, nourishing their cultural heritages apart from each other. Mexican lemon workers at the huge



COVERED GRANDSTAND of the Fairgrounds Race Track on the Estero, 1891.

Johnston Fruit Company packing plant on the Estero built homes for their families in that area, while a large Italian enclave grew up around Mason and Canada Streets and Diana Lane, with Arnoldi's as a social center. The black community focussed along Haley Street. Chinatown, which flourished from the 1870s until an urban housing renewal project erased it in the late 1930s, concentrated along the first block of East Canon Perdido. Today's large Mexican population, spreading eastward of Milpas, has its social and political headquarters at La Casa de la Raza at 601 East Montecito Street. The younger generation prefers the names "Chicano" or "Latino" rather than Mexican.

Eastside churches reflect this melting pot admixture of cultures and lifestyles. North of Anapamu Street are found the elite houses of God — Trinity Episcopal, the Latter Day Saints' temple, the cruciform First Presbyterian and Our Lady of Sorrows churches, First United Methodist, Christian Science, Unitarian and Unity. By contrast, the lower Eastside churches are of humbler architecture and lower-income congregations. Hispanics worship at Our Lady of Guadalupe or, reflecting Protestant missionary work in generations past, the Mexican Baptist Church. Black congregations support the smaller Lewis Chapel, St. Paul's African Methodist Episcopal, Greater Hope Baptist, Second Baptist and the Friendship Missionary Baptist. Non-Christian Japanese built a handsome Buddhist Church on Montecito Street.

Smokeless industries and service-related businesses such as lumber yards, auto wreckers, home furnishing centers, paint and coffin factories, machine shops, electronics firms, van and storage warehouses, commercial laundries and similar enterprises are concentrated in the strip of the lower Eastside south of Haley Street.

Metropolitan commercial districts are never scenically attractive. Due to the route of the crosstown freeway and the railroad, visitors arriving from the south enter Santa Barbara through the kitchen instead of the parlor, their first impressions of the lovely Channel City being of a bustling commercial-industrial complex.

The Eastside's crowning glory is the seat of county government, the Moorish-Byzantine-Spanish County Courthouse, said to be the most handsome government building in the United States, and certainly one of the most-photographed and most-visited by tourists. It was built just before the stock market crash of 1929 for a paltry \$1,500,000. Such an ornate government structure will never be built again anywhere. It replaced the 1872 Roman-domed courthouse which fell in the 1925 earthquake.

Another important county government complex on the Eastside was the original County Hospital and Poor Farm at Cacique and Salinas Streets, where early-day paupers went to die. Fire hazards, fraud in food procurement for charity patients, and unspeakable sanitary conditions triggered a community scandal which led to the formation of a citizen's committee led by Miss Pearl Chase, who in 1917 was hitting her stride as a crusader dedicated to civic betterment. The old pesthouse at the foot of Eucalyptus Hill was sold to the Billings estate and a new county hospital built west of the city.

The lower Eastside figured in the only catastrophic epidemic in Santa Barbara's past. In the fall of 1918, citizens in all parts of the



HOT-AIR BALLOONS took off from Estero fairgrounds in the Nineties.

town began dying of a mysterious digestive ailment similar to typhoid. The local health officer, Dr. R. F. Winchester, was unable to cope with the disaster. It remained for an epidemiologist from Sacramento to trace the lethal outbreak to its source. For three days during the epidemic, the city had closed off its Mission Tunnel source of water while the mission reservoir was being cleaned. During that three-day period the city pumped its water from the historic De la Guerra Wells. The adjacent water table had been contaminated by surface pollution from outhouses and garbage pits. In all, the epidemic claimed 44 lives, victims of a salmonella bacteria. As a direct result of this tragedy, Santa Barbara built its first sewage disposal plant with an outfall into the channel off East Beach.

Santa Barbara's famous community playhouse, the Lobero Theater at Canon Perdido and Anacapa Streets, was built in 1924 on the site of the adobe opera house erected in 1872 by saloonkeeper and impresario Jose Lobero. His theater established Santa Barbara as a cultural center years ahead of Los Angeles or San Diego.

In 1924 Santa Barbara moved its senior high school from De la Vina and Anapamu Streets (the campus now a lawn bowling green) to its present location on East Anapamu at Nopal. The new plant weathered the cataclysmic earthquake the following spring with virtually no structural damage. The president of the school board at the time, Arrow Shirt tycoon Frederick Forrest Peabody, donated Peabody Stadium to Santa Barbara High School shortly before his death in 1927.

For decades thereafter Santa Barbara High athletic teams, the Dons, dominated local sports, thanks to their recruitment monopoly of athletic talent coming out of the elementary school system. But when San Marcos and Dos Pueblos High Schools came along to serve



RECREATION CENTER housed Red Cross during World War I period, 1917-1918.



LAGUNA PARK ball field on site of historic De la Guerra Wells. Much-needed park space preempted for city maintenance yards. —John D. Gorin photo 1940.

a population shift toward the Goleta Valley in the early 1960s, SBHS and its Olive and Gold teams had to share the fruits of victory with their crosstown rivals, the Royals and Chargers.

Emerging in the decade of the 1970s, economic and social pressures unrelated to the athletic fields began to occupy the attention of concerned administrators at both the Santa Barbara junior and senior high schools. As elsewhere in Southern California, conflicts developed between ethnic minorities on campus. Vandalism and juvenile crime increased dramatically. A growing trend of applications by Anglo students for transfer to other high schools on the South Coast hinted at the onset of "white flight," an ominous development in racially imbalanced schools everywhere.

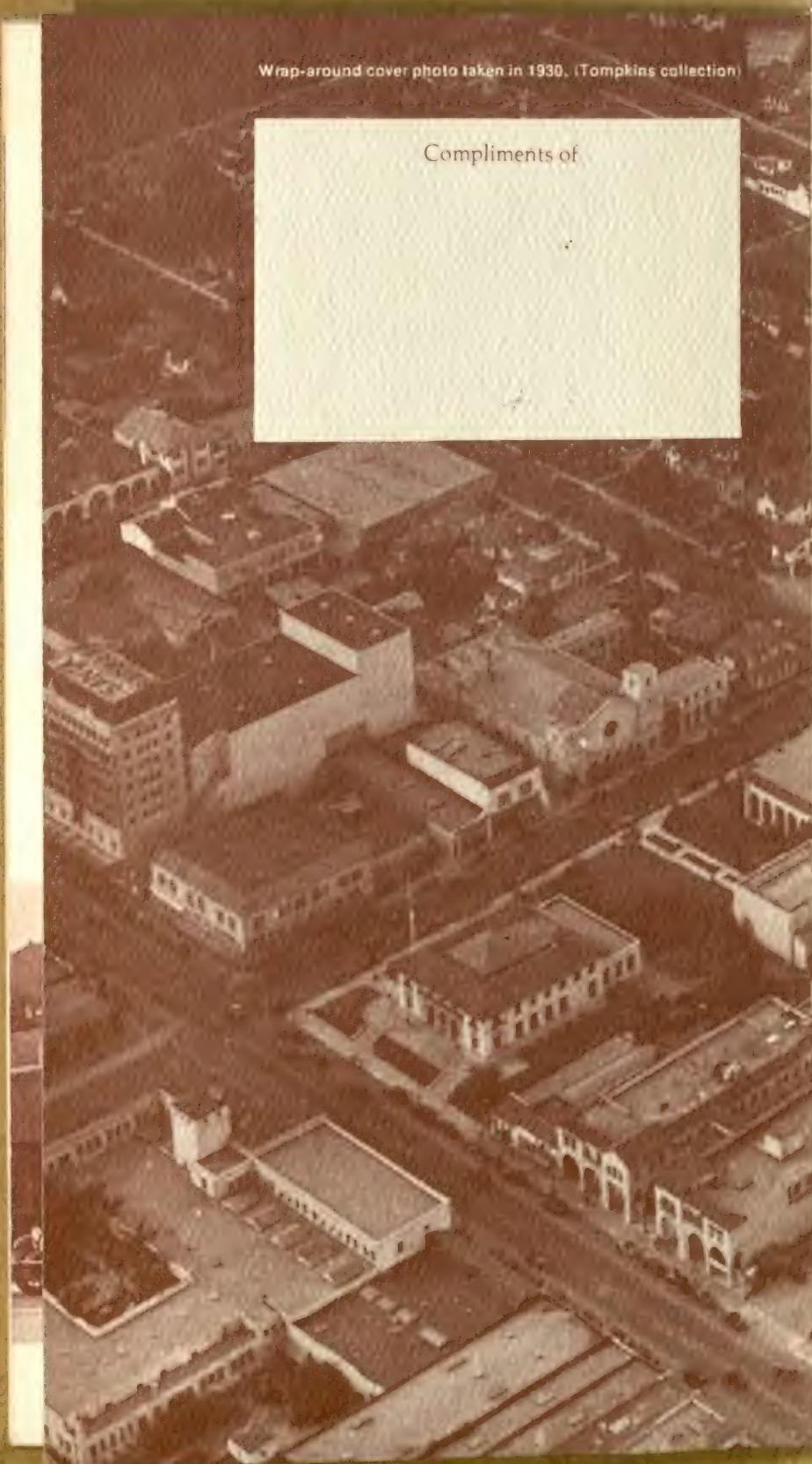
City planners regard the Eastside as perhaps the most important factor in Santa Barbara's growth as it approaches the voter-mandated maximum population of 84,000. More undeveloped space and a higher percentage of older one-family homes exist on the Eastside than in other city neighborhoods. Forecasters at City Hall do not rule out apartment complexes or even condominiums on the Eastside, although admitting that such growth would generate traffic congestion and air pollution to offset increased tax revenues. These prophets are undecided as to the ultimate destiny of the Eastside as the pivotal year 2000 looms ever nearer on the horizon.

THE END

Coming in March — Neighborhood Booklet No. 10  
"WESTSIDE" by Walker A. Tompkins

Wrap-around cover photo taken in 1930. (Tompkins collection)

Compliments of





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## DATE DUE

JAN 26 1981

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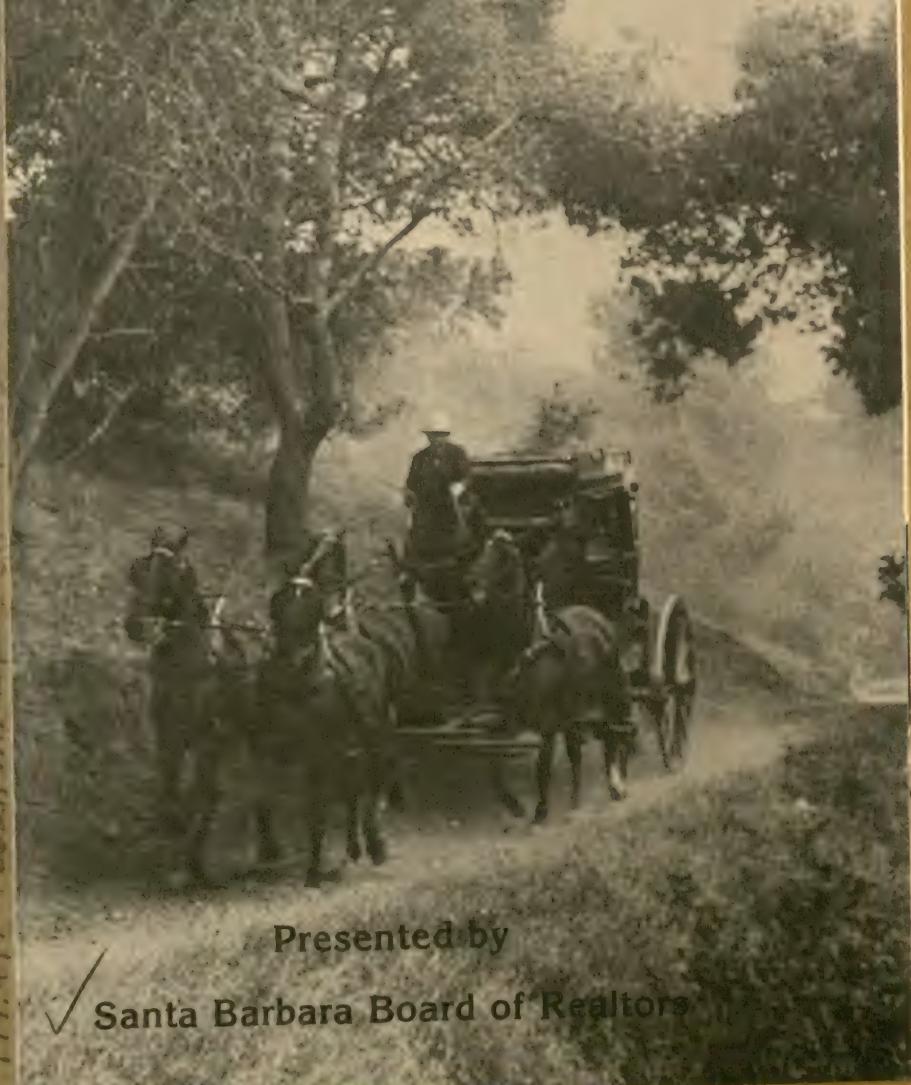


NEIGHBORHOOD SERIES NO. 11

50¢

San Marcos  
Pass

By Walker A. Tompkins



Presented by

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SANTA BARBARA-Los Olivos stagecoach climbing "Slippery Rock", 1887.

## SAN MARCOS PASS

By Walker A. Tompkins

Thousands of years ago a major Indian trade route led from the Chumash settlements rimming the Goleta Estuary to the Tulare villages in the lower San Joaquin Valley. This trail crossed the Santa Ynez mountains via a "portesuello" or low spot, known to the Spaniards as La Cuesta de la Santa Ines, or the Santa Ynez Grade. We know it today as San Marcos Pass.

The pass crests at 2,225 feet above sea level and was caused by the subsidence of the skyline due to seismic action. It was not named for Saint Mark, as one might assume, but memorializes Fr. Marcos Amestoy, the Franciscan monk who was in charge of Santa Barbara Mission from 1804 until 1813. It was he who supervised the construction of the mission waterworks, portions of which exist today, including the Indian dam in Mission Canyon, a filter house, a reservoir still in daily use, traces of stone aqueducts, and the lavandaria and Moorish fountain in front of the mission arcade, favorite subjects for tourist cameras.

San Marcos Pass entered the history books in 1818 when Santa Barbara faced the threat of attack by the "pirate" Bouchard. The mission friars, on orders from Governor Sola, used San Marcos Pass as an escape hatch through which they sent the church treasures and evacuated the pueblo's women and children to the asylum of Santa Ines mission, which still stands on the outskirts of Solvang.

History was made again on Christmas Eve 1846 when Col. John C. Fremont and his troops, marching south to seize Santa Barbara for the Americans, gained the summit of San Marcos Pass in the teeth of a raging rainstorm. They camped overnight at Laurel Springs near modern Painted Cave village, then marched west into Kinevan Canyon, following it over the summit at West Camino Cielo, descended the south side of the range via Catlett Canyon (now Rancho del Ciervo Estates) and out onto the floor of the Goleta Valley, leaving 150 dead packmules strewn along the trail behind them.

The most dramatic phase of San Marcos Pass' history lasted for three decades and involved stagecoaching, which Flint & Bixby had inaugurated in 1860 using Gaviota Pass. In 1868 a group of Santa Barbara professional men decided that a short cut via San Marcos Pass would be a lucrative business venture if travelers had to pay a toll to cross the mountain. Thus the Santa Ynez Turnpike Road was incorporated by two lawyers, Charles Fernald and C. E. Huse; four doctors, Samuel Brinkerhoff, J. L. Ord, M. H. Biggs and John B. Shaw; and stage line manager Eli Rundell.

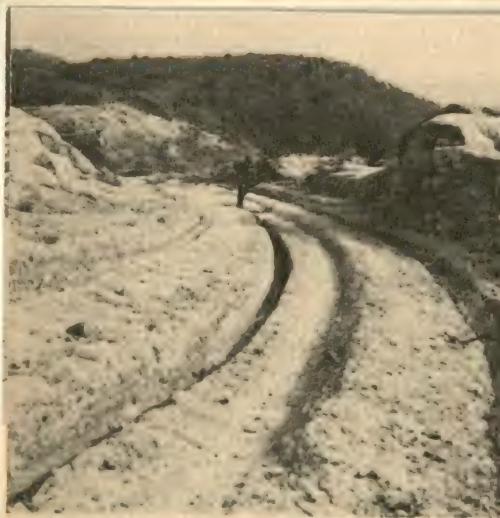
Gangs of Chinese coolies scratched out a road with picks, wheelbarrows and black powder. Starting at Catlett Canyon, the road roughly followed Fremont's trail through Kinevan Canyon and over the summit, detoured around Cold Spring Canyon and wound up at Chalk Rock, a landmark submerged by Lake Cachuma. (By 1886 the Turnpike Road had been extended as far as Mattei's Tavern in Los Olivos, terminus of a narrow gauge railroad from San Luis Obispo.)

Yellow Concord "mud wagons" drawn by six-horse teams entered the turnpike road off Hollister Avenue via Patterson Avenue or a sandy lane passing the present San Marcos High School, which still retains the name of Turnpike Road. At the 1,500 foot level, an exposed mass of bedrock forced the road builders to chisel four-inch-deep ruts for the stage wheels, and horizontal corrugations for the horses' hoofs. This 200-yard stretch of sandstone, known as Slippery Rock, still bears the century-old ruts, some of them worn as deep as 14 inches. Slippery Rock is closed to public access today.

A Confederate war veteran named Patrick Kinevan, hired to run the relay station at Chalk Rock, was named toll collector. The toll gate was located on a wooden bridge over San Jose Creek. The fees were \$1 for a horse and wagon, \$2.50 for a stage and team, 25 cents a head for horses and cattle, and a nickel a head for sheep. To facilitate counting sheep in large flocks, herders traditionally included one



CHANGING TEAMS at Kinevan's relay station, 1889. Barn destroyed 1955.



SLIPPERY ROCK ruts from stagecoach days (left) are as deep as 14 inches. First automobile over San Marcos Pass made journey on March 28, 1901 (right).

black sheep for every 100 white sheep. On one occasion a Basque sheepherder paid a \$25 toll for 500 sheep on the basis of his five black "markers." Next day Kinevan was enraged to see the herder's son arrive with a flock of 20 black marker sheep, which cost only one dollar toll. The Basque's flock had actually numbered 2,500!

Banditry was common on San Marcos Pass, especially where sharp turns or steep grades forced the stages to a snail's pace.

The Kinevans built a frame house near the toll gate in 1872, called the Summit House, to which they later added an ell, plus a large haybarn for stabling the stage horses. They planted pear and apple groves, the gnarled remnants of which exist today. Nora, the mother of Kinevan's numerous children, began serving meals to famished stage passengers waiting for teams to be changed. Summit House became the "dinner station" for the next 25 years.

When the county bought the Turnpike Road and opened it free of toll in 1890, competition for Nora's noon meals came from a road house located over the ridge at the upper end of Cold Spring Canyon. It had previously been the hideout of a notorious "Dr. Lawrence," said to have murdered his wife in Los Olivos. During the Prohibition years which ended in 1933 the roadhouse achieved notoriety as a blind pig and gambling joint. Today it houses a restaurant known as Cold Spring Tavern, widely advertised as an old stagecoach stop.

During the 1890s Pat Kinevan carried on a comic-opera feud with his neighbor, Mike Finneran, who called himself the "mayor of San Marcos." This belligerent pair destroyed each other's fences, burned each other's haystacks, and exchanged threats of bodily harm.

Another pioneer couple who lived at the summit of the pass were Cyrus Marshall and his wife, whose green frame house stood near the present fire suppression station. It was obliterated by the massive cut when highway 154 was widened in 1963.

San Marcos Pass is rife with buried treasure stories. One involved two robbers fleeing over the pass in 1888 with saddlebags stuffed with

\$50 gold octagonals from a bank robbery in Ventura. When overtaken near Santa Ynez by a sheriff's posse, one bandit was killed and the other captured — but their saddlebags were empty of loot. The latter outlaw was dying of tuberculosis in San Quentin Penitentiary when he wrote a letter in 1911 to the Santa Barbara County sheriff, stating that he had buried the gold "under a rock on the south side of the summit where two creeks meet." The only place fitting this description was Kinevan's apple orchard. Hundreds of treasure hunters have combed the area without locating the cache. But in 1913, Kinevan's oldest son, Tom, while picking apples, found a \$50 gold slug near the creek bank. He turned it over to a priest at Santa Barbara Mission, who reportedly sent it to the Pope in Rome.

In 1892 the Slippery Rock road was closed by Lillard & Catlett, owners of the property traversed by the stages. This forced the surveying of a new route to the east, known today as Old San Marcos Pass Road. It was notorious for two tight switchbacks which stage drivers called the "Double U's" or "the Ws." This road linked up with the Ruiz Ranch, later known as Sweetwater Ranch or Hidden Valley Ranch. A gentle slope called the "trotting grade" led to Kinevan's, shortening the trip over the pass by at least an hour.

The Auto Age came to San Marcos Pass on the night of March 28, 1901, when a Locomobile steamer piloted by George W. Beauhoff of Philadelphia chugged over the summit. Three days later, the last mail stage traversed the Pass, for on that day the Southern Pacific railroad opened its coast line and took away the stagecoaches' mail and Wells-Fargo Express contracts. The historic last stagecoach over the Pass is on display today at the County Courthouse.

...In the mid-1870s an amateur archeologist, the Rev. Stephen Bowers of Ventura, was engaged in systematically robbing local



KINEVAN'S SUMMIT HOUSE and stage barns as they looked in 1875.



GOLETA VALLEY as seen from summit of San Marcos Pass, 1892.

Indian cemeteries of their artifacts. Rumors led him to an obscure cave in an eroded sandstone cliff overlooking Maria Ygnacia Canyon, two miles east of the San Marcos Pass stage road. Not only was the ceiling of this remarkable grotto covered with mystical prehistoric pictographs in blue, red, black, ochre and white pigments, the cave was an untouched depository of Stone Age items — axes, arrow and spear heads, baskets, clubs and other relics of a vanished race. The pothunting preacher shipped the entire cache to the highest bidder — in this case a museum in Massachusetts.

Known locally as "Painted Cave," it offers one of the finest displays of prehistoric rock painting to be found in California. Archeologists have never been able to trace its origins or decipher its cabalistic symbols (pictured on the back cover).

Painted Cave first came under private ownership in 1896 when Johnson Ogram homesteaded a quarter section which included the cave and a gushing spring at the head of the canyon. Ogram had moved up from the Goleta Valley in order to give his ailing wife Viola the benefit of a high, dry climate. They built a home on a plateau a quarter mile below Painted Cave, where Mrs. Ogram made such a rapid recovery that in 1905 she began taking in other healthseekers as paying guests. Ogram added a large dining room and a cluster of rental cottages known as the Painted Cave Resort. He obtained water from another spring, owned today by a commercial water bottling firm.

Three young Englishmen, Frank, Ernest and Albert Waddy, began boarding at the Ogram resort in 1907 and remained permanently following the death of Johnson Ogram in 1908. Before his death Ogram barricaded the mouth of Painted Cave with a sturdy iron latticework which has protected the prehistoric paintings from graffiti and vandalism.

The Waddy brothers undertook to keep Viola's cookstove provided with firewood, cutting trees and brush from a steep shoulder of the skyline which forms a prominent part of the ridge as viewed

from downtown Santa Barbara, eight miles away. It occurred to Ernest Waddy that the brushy slope would make an ideal billboard, so early in 1912 they hacked out the initials PCR, meaning Painted Cave Resort, each letter being 200 feet high by 50 feet wide. Shortly thereafter a light January snowfall turned the three letters dazzling white against the dark chaparral, clearly readable from State Street — so much so that the letters struck terror among followers of a fanatic sect busy preaching that Armageddon was imminent. To them, "PCR" translated "Prepare for Christ's Return!"

From 1910 through 1920, when Santa Barbara was a movie-making center, Flying A and other studios used San Marcos Pass as a background for Western thrillers.

In 1924 a group of Santa Barbara Masons including O. R. McNall, Walter Glover, Dr. William Mellinger and Stewart Maitland bought 120 wooded acres 1200 feet up the seaward slope of San Marcos Pass alongside San Jose Creek, for use as a private Masonic retreat. They platted 30 homesites and began building mountain vacation homes under the corporate title of the San Marcos Syndicate, Inc. Potential buyers were offered pure air, matchless views, and freedom from fog. Most of the homes were built of log slabs with the bark on, to preserve the rusticity of the environment. A remarkable exception was Dr. Mellinger's home, constructed from 80 hardwood doors salvaged from the New Arlington Hotel following the 1925 earthquake.

Spring water was piped from up-canyon to fill two large concrete tanks which were kept stocked with trout, providing excellent fishing for members of the exclusive new "San Marcos Trout Club." For a



OGRAM HOMESTEAD and resort cottages at Painted Cave, early in the century.  
(Photo courtesy Margaret Bolduan.)



FISH  
flash f

RUSTIC MOUNTAIN CABIN typical of those built at Trout Club in mid-1920s.

small fee Trout Club members could hook onto a private water system. The funds were used to finance the oiling of roads which had been slashed out of the virgin chaparral and oaks.

A severe flood swept away the fish basins in 1941. Rebuilding was thwarted by World War II, permanently ending the private fishing aspects of the Trout Club. The name has been retained for the entire mountain community, which restricts housing to the original 30. Going into the 1980s, six out of every ten Trout Club residents were renters. Since its creation more than 50 years ago the San Marcos Trout Club has been threatened by periodic forest fires, but so far the little enclave amid the oaks has been spared.

With the Trout Club unable to satisfy the demand for vacation homesites in San Marcos Pass, Johnson Ogram's son John decided to subdivide the upper 40 acres of his ancestral homestead. Thus in 1930 was born the present Painted Cave village, 2,500 feet elevation, where approximately 50 families enjoy superb scenery and a climate which is especially beneficial to sufferers from respiratory ailments.

Lifeblood of the village is the Painted Cave Mutual Water Company which controls the original Ogram spring. An elderly resident, the late Fred Schultz, for many years looked after the interests of the tightly-restricted water company.

John Ogram died of cancer in 1939. Upon the death of "Grandma" Viola in 1956 at the age of 94, the Ogram heirs sold off the remainder of the homestead, including their shares of Water Company stock.

Another early settler whose name is synonymous with San Marcos Pass was Homer Snyder, a former chef at the old Arlington Hotel in Santa Barbara. At the turn of the century he homesteaded historic Laurel Springs Farm and built a large lodge near the brink of the rimrocks overlooking the Pass road 1,500 feet below. He planted an extensive apple orchard and became famous for his fine cider. His wife raised cherries, collie dogs and turkeys. When Snyder died in 1925 she erected a monument on a nearby hilltop "to the glory of



FISH PONDS stocked with trout gave San Marcos Trout Club its name. The pools were destroyed by a flash flood in 1940.

Homer and God" which until recent years was a Painted Cave village landmark.

George Owen Knapp, a Chicago utilities tycoon, bought Laurel Springs Farm around 1930 and turned it into a weekend retreat for nurses at Cottage Hospital. Knapp had previously built a luxury lodge on East Camino Cielo two miles east of the pass. He helped John Ogram build Painted Cave Road as a northern entrance to the village. The south exit, which passes the cave and the Ogram resort site, links up with Highway 154. Its steep grades and 77 switchbacks make the back road from Painted Cave no place to teach anyone to drive.

In 1939 Knapp sold his lodge overlooking the back country ranges to the opera star, Mme. Lotte Lehmann. That famous diva had barely had time to get settled when the lodge was totally destroyed by



LAUREL SPRINGS FARM, now owned by Jane Fonda and Tom Hayden, as it appeared in 1907, showing homesteader Homer Snyder's "Inn" and his famous apple orchard.

the catastrophic forest fire of 1940, which wiped out most of Painted Cave village, even to the original Ogram resort on the bench below. Similar fires threatened the rebuilt village in 1955 and 1964.

After Knapp's death in 1945, Adolph Postel bought Laurel Springs ranch. In 1977 actress Jane Fonda acquired the old Snyder homestead for her political activist husband, Tom Hayden. They plan to convert it into a summer camp for underprivileged city children.

Part of the San Marcos Pass legend were the first automobiles owned by pass residents: two 1911 twin-cylindered, belt-drive Metz roadsters purchased by Sam and Joe Kelly, brothers who operated a noted bee farm at the northern entrance to the pass. They bought their horseless carriages in town and drove them to the summit, where Pat Kinevan charged them a dollar apiece to cross his bridge over San Jose Creek. This so outraged the eccentric Kelly brothers that they parked their cars in a barn and never drove them again. Private collectors snapped up the cars after the Kellys died in the 1940s.



SUMMIT HOUSE just before it was destroyed by hippie-set fire in 1972.

Summit House and the original stage barn and stables had been designated historical landmarks by 1950, but the Kinevan saga had an unhappy ending. In 1955 when the Refugio Fire threatened to engulf the pass, Tom and Mary Kinevan, Patrick's surviving heirs, lived in the old stage station. They consented to move out as a precaution. When they returned next day they found that an overzealous Forest Service bulldozer operator had knocked down the old stage barn, without reason or authorization. Worse yet, someone had removed Tom's priceless collection of antique firearms for "safekeeping." Tom never saw the guns again. He and his sister Mary died a few months later, under the roof of the old stage station where they had been born more than 80 years before. They were thus spared the ultimate tragedy of seeing Summit House destroyed by fire in 1972, a fire caused by hippies illegally occupying the premises. The site still belongs to Pat's grand-daughter, Loisene Kinevan.



COLD SPRING ARCH BRIDGE shown during construction, October 1963.

The hazardous turnings of the old San Marcos Pass stage road were eliminated by the construction of the modern highway 154 in the 1960s. The last segment of the original road to go was the torturous hairpin-shaped traverse of Cold Spring Canyon. This was bypassed when the canyon mouth was vaulted by a magnificent steel bridge, its single arch spanning 700 feet between towers, supporting a 28-foot-wide deck 400 feet above the canyon floor. No lives were lost during the 300 days it took to build, at a cost of nearly \$2 million. Work began in May 1962 and was completed on Christmas Eve 1963.

Stage passengers of yore took eight hours to travel from Santa Barbara to Los Olivos. The trip today takes an easy 30 minutes.

In 1968 the State of California awarded San Marcos Pass the ultimate accolade — designation as a Scenic Highway protected by a corridor where billboards and commercial development are prohibited forever. The golden poppy signs marking San Marcos Pass highway as a state scenic route are found on very few other roads in California.

Coming in September — Neighborhood Booklet No. 12  
"HOPE RANCH", by Walker A. Tompkins



PREHISTORIC INDIAN ART, meaning unknown, on ceiling of Painted Cave.

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